

DESIGN & ACCESS STATEMENT

IN RELATION TO A

**PRIOR APPROVAL APPLICATION FOR A NEW AGRICULTURAL
BUILDING WITH ASSOCIATED HARD STANDING AND
MACHINERY TRACK**

**FORMING PART OF:
BROAD OAK CORNER,
GREENWAY,
TOCKENHAM,
WILTSHIRE,
SN4 7PW**

APPLICANT: MR RUSSELL SMITH

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INTRODUCTION

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

PROPOSAL

The proposal is a prior approval application for the construction of a general-purpose agricultural building, intended for the purpose of hay, fodder, machinery and general farm storage. As part of the application, it is proposed to construct an area of hardcore and hardcore track to be used directly in conjunction with the rural business and allow access to the new agricultural building.

BACKGROUND

The applicant farms approximately 12.91 acres of owner-occupied land on the proposed site at Tockenham, alongside undertaking agricultural and forestry work for local farming businesses. The applicant recently purchased the land to expand their rural business. The land will be managed by hay being made on the land, with a local grazier's sheep grazing the land in remaining times of the year. As part of the ongoing development to ensure the viability of this growing rural business, there is a need to increase on-site storage capacity for hay made from the land, fodder to supplementary feed the sheep, machinery and general farm storage to support the agricultural business and manage the land.

There are currently no agricultural buildings on the site, therefore meaning all agricultural equipment, machinery, hay and fodder is forced to be stored outside, open to the elements, on off-lying rented sites. The proposed agricultural building will provide a secure and weather-proof building for storage of hay and fodder required to sustain and help build the rural business along with storing supplementary feed for grazing sheep, general storage for farm machinery and equipment required to manage the wider holding such as tractors, rakes, trailers, bailers etc.

The applicant therefore wishes to construct an agricultural building to ensure both the protection and security of his machinery and maintain a good standard of hay and fodder quality by not being forced to store this externally. The proposed building is designed for the purposes of agriculture, being for hay, fodder machinery and general farm storage. It is also proposed to construct an area of hard standing around the new building and a hardcore track to join with

the existing entrance to help provide ease of access for agricultural machinery and prevent damage to soil during the winter. Please note that a separate Full Planning application will be submitted shortly in relation to improving the access point from the public highway.

The proposal is reasonably necessary for the purposes of agriculture, as demonstrated throughout this report.

USE

The site is currently in use as agricultural land. Under the proposal, the use is set to change to an agricultural general-purpose storage building with associated hardcore and access track.

DESIGN

The proposed building will be constructed of a steel portal frame under a pitched roof and a lean-to to the north-east elevation. The building will measure 13.72m (45ft) x 13.72m (45ft) with hardcore floor initially which will be concreted in the future. The building will be 4.5m (14.76ft) to the eaves on the south-west elevation and 3.69m (12.11ft) to the north-east elevation with a 10-degree roof pitch, totalling 5.31m (17.42ft) to the ridge.

The proposed agricultural building will consist of three 15ft bays, being fully enclosed on three sides, the south-west elevation having a roller shutter door in the central bay. The north-east elevation will be open-sided. 1.2m high concrete panels will surround the building with olive green tin cladding above up to the roof. The building will be under grey fibre cement roofing with 10% roof lighting cover to allow for natural light. Internally, the lean-to to the north-east elevation will be bricked off, and then open externally on all three bays. Externally there will be a hardcore apron to allow for machinery access and turning.

The proposed agricultural building is reasonably necessary for the purpose of agriculture and will support the farm business by protecting the hay, fodder, machinery and general farm storage both from a security aspect and shelter from the elements. The materials chosen are that typical of agricultural buildings, and overall, the building will bring minimal impact to the surrounding landscape. Grey fibre cement roofing and olive-green cladding for the sides of the building has been chosen as this is less intrusive on the surrounding area.

As part of the application, it is proposed to construct a hardcore track to provide access to the building, to be used directly in conjunction with the rural business and is therefore reasonably

necessary for the purposes of agriculture, as per Part 6, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015.

The track will measure approximately 106m in length and up to 3m wide to provide sufficient width for modern-day agricultural machinery. The materials used will be compacted crushed concrete and road planings to withstand the size and weight of modern agricultural machinery, which will in turn, prevent any soil compaction and erosion problems during wet time periods.

The applicant proposes to create a soil bund from the spoil created from the creation of the track. This will be to the south-west of the building to minimise any visual impact for surrounding neighbours. The proposed area of the hardcore track is well sheltered adjacent to many existing well-matured trees.

No public rights of way shall be affected by the proposed agricultural building or hardcore apron. The public footpath “TOCK7” runs through the north-west boundary of the field parcel, which is some distance from the proposed building and hardcore, so shall not be adversely affected by this application. The building positioning has been chosen to avoid the public footpath. The site is currently in agricultural use with farm machinery crossing the footpath throughout the year, this will not change under the proposal. The hardcore track will not bring any accessibility problems restricting the public from walking the footpath.

LAYOUT & LOCATION

The proposed building will be situated on the eastern edge of an agricultural field and the location has been chosen to take advantage of the existing hedgerow and natural shelter from mature trees which will provide shelter and minimise any visual impacts to the surrounding landscape. The siting will also allow for sufficient turning space for agricultural machinery to access the building and ensures the agricultural field remains a good, useable shape for machinery, being a slight “dog-leg” corner to the parcel.

The opportunity to locate the agricultural building within a block of retained land brings many benefits. Firstly, it removes the need for slow-moving agricultural machinery to use the local road network when travelling between fields and rented storage space at two nearby sites, reducing the disturbance to road users. Additionally, it will save travel time and costs to the business, and in turn, reduce the business’ carbon footprint. This gives a more sustainable future to the agricultural business and should ensure longevity.

The site is located to the southeast of the village of Tockenham. The site is adjacent to the public highway on the southern corner, bordered by a residential property to the south and agricultural land on the remaining boundaries.

The site is required to be more than 3km from an aerodrome, whilst this site is within this distance of MOD Lyneham (formerly RAF Lyneham), it has previously been confirmed through other local applications that the runway has been fully decommissioned and is no longer used by aircraft. It is therefore considered that the site is not within 3km of an aerodrome.

SCALE

The scale of the barn, its access and siting are considered appropriate for the intended use and the surrounding area.

ACCESS & TRAFFIC MOVEMENTS

The proposal will bring a minimal increase in traffic movements, due to utilising an existing entrance from the highway leading to the agricultural parcel owned by the applicant. This will reduce the requirement for agricultural traffic to travel on the public highway between the applicant's two current off-lying rented bases used to store agricultural machinery. The existing field access will remain unchanged under the proposal. It benefits from good visibility in both directions onto the public highway. Please note, that a separate Full Planning application will be submitted shortly in relation to improving the access point from the public highway.

POLICY

Paragraph 88(a) of the National Planning Policy Framework (NPPF) supports *the sustainable growth and expansion of all types of businesses in rural areas, both through conversion of existing buildings and well-designed new buildings* and Paragraph 88(b) supports *the development and diversification of agricultural and other land-based rural businesses*. The proposal allows both of the above to happen, through a well-designed new agricultural building and track. It allows an existing rural business to develop, with quality weather-proof storage. It also saves the business time and cost and makes it more sustainable for the future.

Wiltshire Core Strategy Adopted January 2015 supports the proposal. Core Policy 34 identifies *agriculture and land-based industries* as a target sector to be promoted towards a higher-value

economy and states it will *support the rural way of life through the promotion of modern agricultural practices*. It states proposals will be supported which *support sustainable farming and food production through allowing development required to adapt to modern agricultural practices and diversification*. The proposal supports an existing farm business by providing a more practical agricultural storage building and track. It also reduces traffic congestion and disturbance to local road users.

Core Policy 48 supports rural life through key objectives which include *protecting the countryside and maintaining its local distinctiveness*. The proposal allows this to happen through providing a well thought out agricultural building which has been designed to minimise impacts on the surrounding landscape.

CONCLUSION

The application is for the construction of a general-purpose agricultural building which will provide essential storage for hay, fodder, machinery and general farm storage. The application also includes associated hard standing and a machinery track to prevent compaction on the land. The proposed building will support the continuation of a sustainable modern rural business.

The application is considered compliant with local and national planning policies for proposals of this nature, ensuring a prosperous rural economy through agricultural development and providing a visual improvement through a well-designed new building and access.